

The map displays the Ashburn Village and Ashby Ponds area. Key features include:

- Roads and Trails:** HARRY BYRD HIGHWAY ROUTE 7, BROAD RUN, RIVER PKWY, LONN RD, LONN BRANCH, FOLITE 607, LOUDOUN COUNTY PARK, MARBLE HILL DR, CROWN CENTER HWY, W & OD TRAIL, SMITH ROAD, and SWITCH.
- Water Features:** BEAVERDALE RUN, BEAVERDALE RUN, and BROAD RUN.
- Landmarks:** ASHBURN VILLAGE and ASHBY PONDS.
- Grid and Coordinates:** The map is overlaid with a grid. The horizontal axis (Easting) ranges from 11,774,000 to 11,784,000. The vertical axis (Northing) ranges from 7,056,000 to 7,066,000.
- Other Labels:** NORTH, LONN 60, and LONN 60.

SCALE: 1"=1000'

Tax Map/PIN & Acreage	Property Owner	Existing Zoning
TAX MAP: 080-((32))-B1 PIN: 060-49-8809 ±123.02 ACRES	REDWOOD-ERC ASHBURN, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228	PD-AAAR (±123.02 acres)

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. CONCEPT DEVELOPMENT
4. CONCEPT DEVELOPMENT ENLARGEMENT
5. CONCEPT DEVELOPMENT ENLARGEMENT
6. CONCEPT DEVELOPMENT ENLARGEMENT
7. TYPICAL SECTIONS & ZONING TABULATION
8. TRAFFIC / PEDESTRIAN CIRCULATION PLAN
9. SANITARY SEWER, UTILITIES PLAN, & STORM WATER PLAN
10. SOILS MAP & WETLANDS
11. PHASING PLAN

RICHARD W. SLOSSON
ERICKSON LIVING DEVELOPMENT, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MARYLAND 21228

DATE _____

Dewberry
Dewberry Consultants, LLC
1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone 703.771.8004 Metro 703.478.1335 Fax 703.771.4091
www.dewberry.com

COVER SHEET

CONCEPT PLAN AMENDMENT

ASHBY PONDS

ZCPA 2014-0004

BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

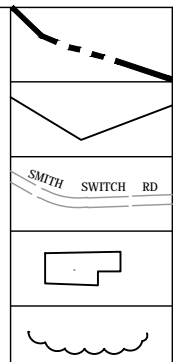
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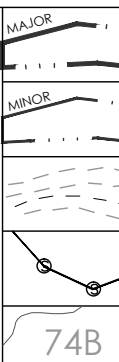


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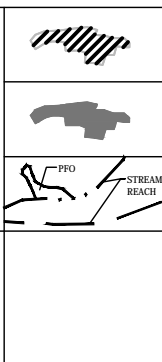
- PROPERTY BOUNDARY
ADJACENT PROPERTY
EX. ROADS
EX. BUILDINGS
EX. TREELINE



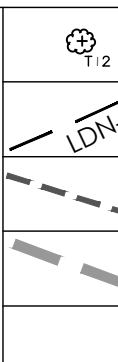
- MAJOR FLOODPLAIN
OVERLAY DISTRICT (FOD)
MINOR FLOODPLAIN
OVERLAY DISTRICT (FOD)
EX. TOPOGRAPHY (2)
EX. SANITARY SEWER
EX. SOILS DESCRIPTION



- MODERATE SLOPES 15-24%
AREAS > 5,000 SF
STEEP SLOPES 25% or GREATER
AREAS > 5,000 SF
EX. WETLANDS & STREAMS



- SPECIMEN TREE
AIRPORT IMPACT OVERLAY
50' MANAGEMENT BUFFER
50' SCENIC CREEK
VALLEY BUFFER - as modified



Potential Specimen Tree Location Chart				
ID #	Common Name	Scientific Name	DBH(in)	Health
2	Pin Oak	Quercus palustris	31.6	Fair
3	White Oak	Quercus alba	31.2	Poor
4	American Sycamore	Platanus occidentalis	31.3	Fair
5	American Basswood	Tilia americana	31.3	Poor
11	Red Oak	Quercus rubra	48.5	Poor
12	American Sycamore	Platanus occidentalis	39.9	Poor
1) REFER TO WATERS OF THE U.S. DELINEATION, ENDANGERED & THREATENED SPECIES REPORT, & TREE STAND EVALUATION COMPLETED BY WETLAND STUDIES & SOLUTIONS INC., (WSSI) DATED JANUARY, 2006.				

LOUDOUN COUNTY
ROUTE 607 PKWY.



MAJOR
FLOODPLAIN

MAJOR

FLOODPLAIN

MAJOR

FLOODPLAIN

ASHBY PONDS BLVD.

GLOUCESTER

PARKWAY

REVISION

DATE	NOTE	BY
11-19-14	REVISED PER COUNTY & REFERRAL COMMENTS	TRW

NORTH

CONTOUR
INTERVAL 2
FEET

DRAWN BY: dff
CHECKED BY: WEF
DATE: 8-22-14

SCALE: 1"=200'

SHEET 2 OF 11
FILE NO. RZ-141-LC

EXISTING
CONDITIONS PLAN

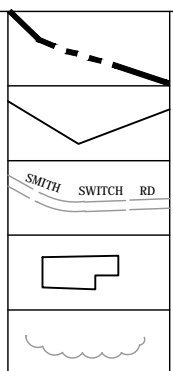
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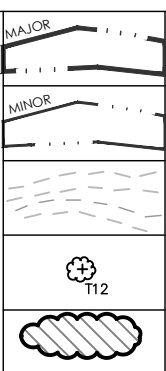


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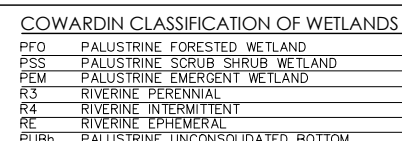
PROPERTY BOUNDARY
ADJACENT PROPERTY
EX. ROADS
EX. BUILDINGS
EX. TREELINE



MAJOR FLOODPLAIN
MINOR FLOODPLAIN
EX. TOPOGRAPHY (2')
SPECIMEN TREE
PROP. TREE SAVE AREA



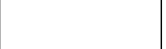
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50' MANAGEMENT BUFFER
50' SCENIC CREEK VALLEY BUFFER - as modified
ACTIVE RECREATION / PUBLIC GATHERING SPACE

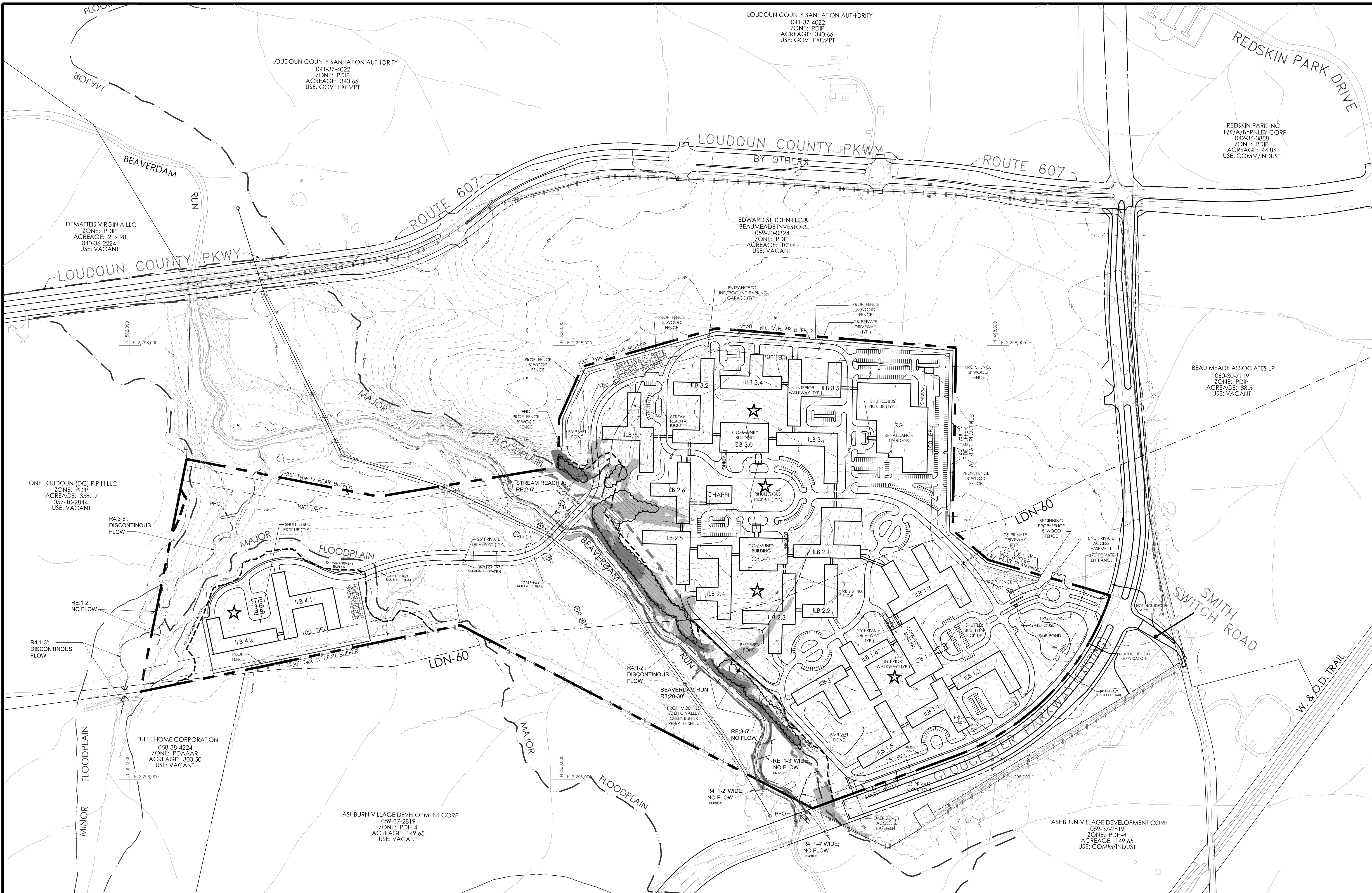


LDN-60



BUILDING DESIGNATIONS
ILB - INDEPENDENT LIVING BUILDING
RG - RENAISSANCE GARDEN
ASSISTED LIVING & SKILLED NURSING
CB - COMMUNITY BUILDING

NOTES:
1) THE LIMITS OF CLEARING & GRADING ARE APPROXIMATE AND MAY VARY WITH FINAL DESIGN/REVIEW AND APPROVAL.
2) EMERGENCY GENERATOR AND FUEL STORAGE WILL BE LOCATED IN A MECHANICAL ROOM WITHIN BUILDINGS CB 1.0, CB 2.0, CB 3.0, & RG.



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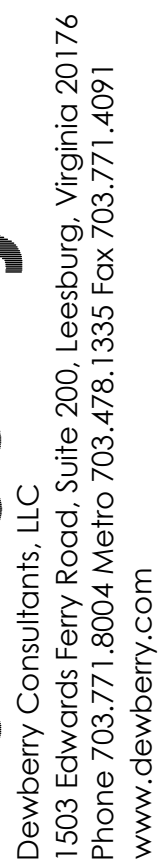
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DATE: 8-22-14
SCALE: 1"=200'
SHEET 3 OF 11
FILE NO. RZ-141-LC

CONCEPT PLAN AMENDMENT ASHBY PONDS ZCPA 2014-0004

BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

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CONCEPT DEVELOPMENT PLAN



CONCEPT PLAN AMENDMENT ASHBY PONDS

BROAD RUN ELECTION DISTRICT

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SCALE:	1":100'

FILE NO. RZ-141-LC



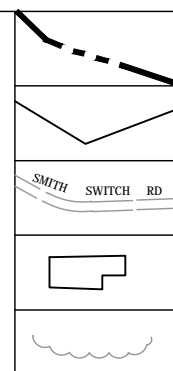
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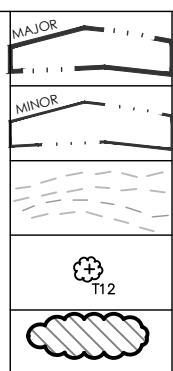
EX. ROADS

EX. BUILDINGS

EX. TREELINE



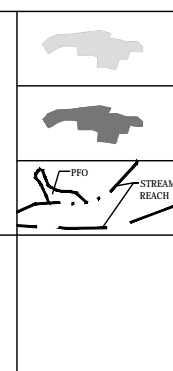
MAJOR FLOODPLAIN
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EX. TOPOGRAPHY (2')
SPECIMEN TREE
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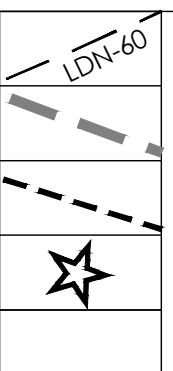
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EX. WETLANDS & STREAMS

COWARDIN CLASSIFICATION OF WETLANDS

PFO	PAUSTRINE FORESTED WETLAND
PSS	PAUSTRINE SCIRP SHOBS WETLAND
PEU	PAUSTRINE EMERGENT WETLAND
R3	RIVERINE PERENNIAL
R4	RIVERINE INTERMITTENT
RE	RIVERINE EPHEMERAL



AIRPORT IMPACT OVERLAY
50' SCENIC CREEK
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50' MANAGEMENT BUFFER
ACTIVE RECREATION /
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CONCEPT
DEVELOPMENT
PLAN

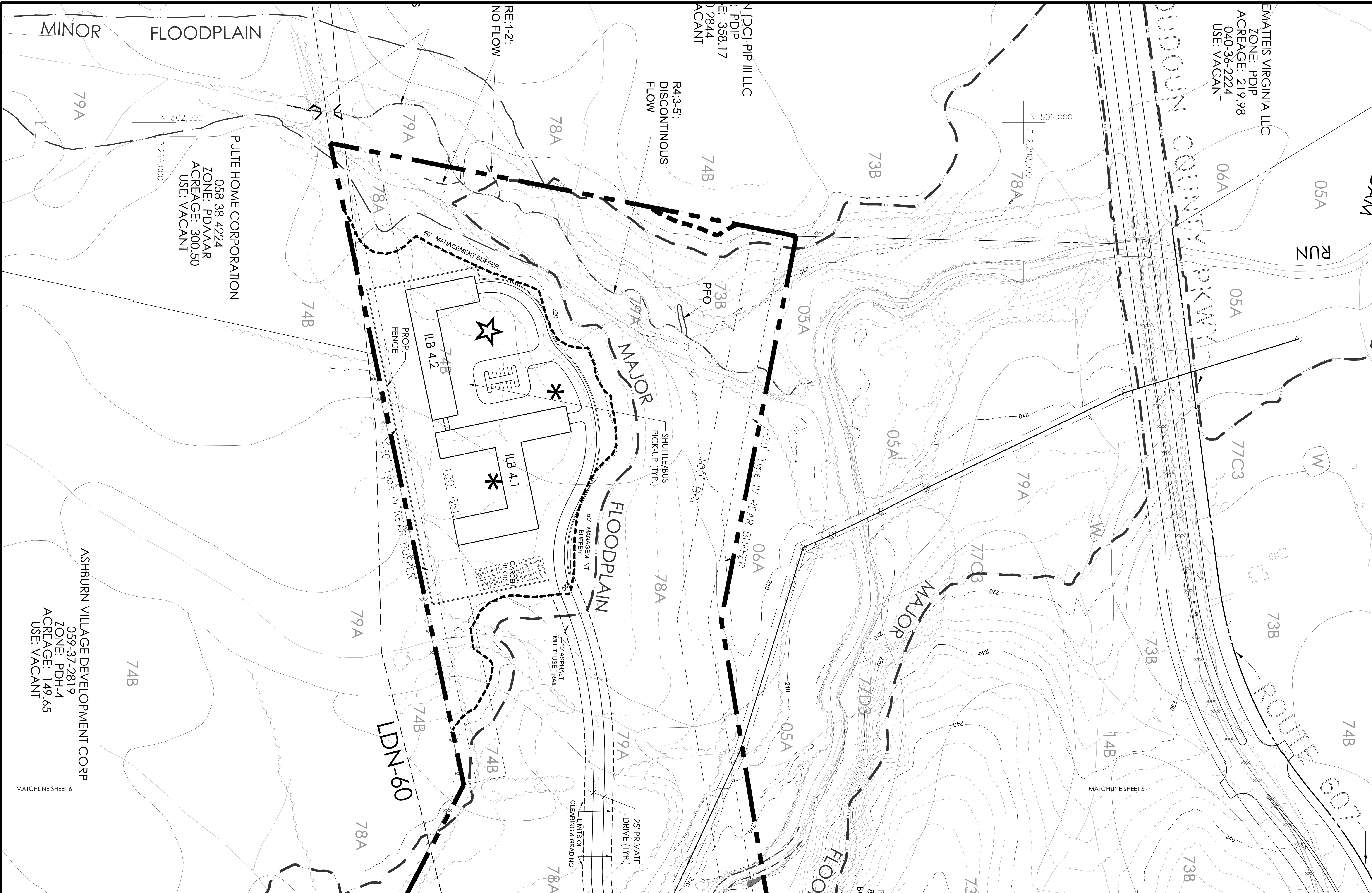
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BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

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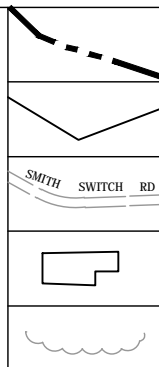
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SHEET 6 OF 11
FILE NO. RZ-141-LC

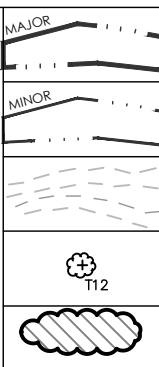


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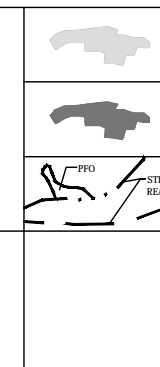
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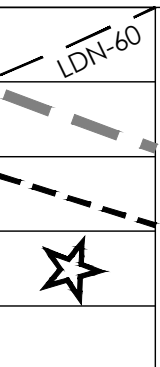
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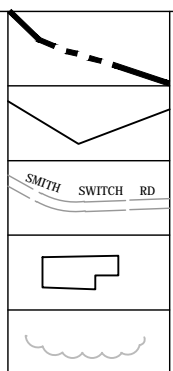
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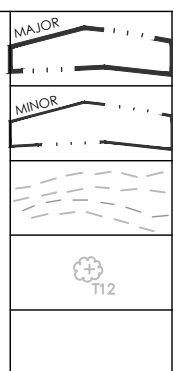


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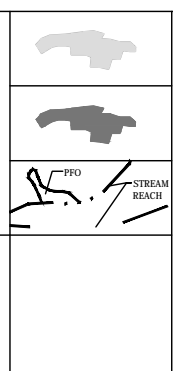
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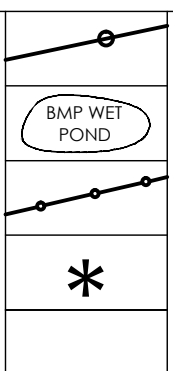
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PEM - PALUDINE EMERGENT WETLAND
PT - PALUDINE TROPICAL
R4 - RIVERINE INTERMEDIATE
R6 - RIVERINE PERENNIAL
RUB - RIVERINE UNDEVELOPED BOTTOM



PROPOSED GRAVITY
SANITARY SEWER LINE
POSSIBLE STORM WATER
& BMP FACILITY
PROPOSED WATER LINE
PROPOSED LID
RAIN GARDEN



REVISION

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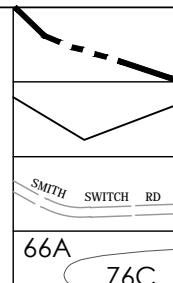
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LEGEND

PROPERTY BOUNDARY
ADJACENT PROPERTY
EX. ROADS
EX. SOIL GROUPS



EX. WETLANDS & STREAMS

66A
76C

Soils Type Description

Type	Name	Group	Slope	Class
05A	Rowland silt loam	C	0-3 %	IV
06A	Bowmansville silt loam	C	0-3 %	IV
14B	Manassas silt loam	B	1-8 %	II
73B	Penn silt loam	C	3-8 %	I
74B	Ashburn silt loam	C	1-8 %	II
77C3	Nestoria gravelly silt loam	C	8-15 %	II

Soils Type Description

Type	Name	Group	Slope	Class
77D3	Nestoria gravelly silt loam	D	15-25 %	III
78A	Dulles Silt Loam	C	0-3 %	IV
79A	Albano silt loam	D	0-3 %	IV

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